

## Minutes of Plan Commission Meeting January 21, 2020

**Call to Order** – Phil Wedekind called the meeting of the Commission to order at 6:00 PM.

**Roll Call** – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Pat Liston, Jim O'Neill, Kolb, and Dee Marshall.

Also in attendance were Tom Pinion, Administrator Kennie Downing, Bob Vajgrt, , Shawn McNevin, Brian Hearn, Jim Lombarg, and Bridget Gore (BNR).

### **Call to Order**

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Liston, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by O'Neill to approve the minutes of the December 17, 2019 meeting. Motion carried unanimously.

**Public Invited to Speak** (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) –There were no speakers.

### **Public Hearing**

- a. The request of the Baraboo School District for a Conditional Use permit to expand the existing Jack Young Middle School building in an R-1 Single-Family Residential zoning district on Lot 1 of CSM #4227, located at 1531 Draper Street, City of Baraboo, Sauk County, Wisconsin - There being no speakers, the hearing was declared closed.

### **New Business**

- a. Consider the Baraboo School District's request for a Conditional Use Permit to expand the existing Jack Young Middle School building in an R-1 Single-Family Residential zoning district on Lot 1 of CSM \$4227, located at 1531 Draper Street, City of Baraboo, Sauk County, Wisconsin – Bob Vajgrt, Architect for the project introduced himself to the Commission. Vajgrt presented the proposed site plan to the Commission. He stated that the addition is going over the top of the existing gymnasium and cafeteria. The addition is comprised of a new gymnasium, an expanded student commons/cafeteria, and additional learning spaces. He said that all the areas of the addition is one-story, other than within the commons there is a library that expands over the top, there is a two-story there, almost like a bridge. He said that there will also be renovations to the existing building within the project. He said that the circular parking is being removed, additional parking will be added. Vajgrt then presented erosion control, and utilities. He said that the entire building will be sprinkled. He said that the building addition, other than the academic one will be separated from the rest of the building by a fire wall. He then touched on landscaping, along with the nature trail being added, and sitting areas. Jim Lombarg then presented stormwater, saying that there would be a basin installed just south of the new parking lot. He said the basin will have landscaping included. Vajgrt then presented the lighting plan to the Commission. He then gave a detailed presentation of the floor plan. Brian Hearn spoke more of the architecture of the building to the Commission. He said that they are trying to blend some of the existing materials with the existing building. He said that the existing brick is a three-brick blend, and the new brick that will be used is a complimentary color, a slightly brighter tone. The other materials that will be used on the academic addition, commons, and the gym have a stone base, which is a lighter stone. He said a third material that will be used on the commons areas is a composite metal panel used on the commons area, similar to the high school. Liston asked if this would be conventional heat. It was stated that different options are being looked at for heating. Kolb asked if any consideration has been given to solar heat. Sean McNevin said when the referendum was done solar wasn't included based on numbers. He said that Committee are working on solar options, the District has commissioned a study for the Jack Young Middle School, and High School, and looking at adding on and supplementing it, not only for the power savings, but also for the curriculum addition. The solar would be done as an add-on, and done through their budget. He said, ironically, they are finding out that the High School is the better investment because it is used year round. Kolb asked if they were thinking solar array, or rooftop, and McNevin said that they have settled on a rooftop. It was moved by Liston, seconded by Kolb to approve the request for a conditional use permit as presented. On roll call vote for the motion, Thurow, Franzen, Liston, O'Neill, Kolb, Marshall, and Wedekind. Nay – 0, motion carried unanimously. McNevin said that this addition is really transforming the inside of this building. He said what has been done is going from a Middle School,

mixed classroom concept to a house concept, which is one of the biggest changes that will not be seen from the outside. He said that the increased size of the cafeteria will decrease the number of lunch periods down to two instead of three. The gymnasium now will be able to fit the entire school body in the bleachers.

- b. Review and approve a site plan for renovations to the Jack Young Middle School, at 1531 Draper Street, for the Baraboo School District – It was moved by Liston, seconded by Kolb to approve the site plan for renovations to the Jack Young Middle School as presented. On roll call vote for the motion, Franzen, Liston, O'Neill, Kolb, Marshall, Wedekind, and Thurow. Nay – 0, motion carried unanimously.

**Adjournment** - It was moved by Liston, seconded by Franzen to adjourn at 5:47 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee